

127.A

0005

0018.1

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
499,100 / 499,100
499,100 / 499,100
499,100 / 499,100
Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
18		MOULTON RD, ARLINGTON

OWNERSHIP	Unit #:	1
Owner 1: WALKER SHARON/ TRUSTEE		
Owner 2: SHARON WALKER 2018 REVOCABLE		
Owner 3: TRUST		

Street 1: 18 MOULTON RD UNIT 1
Street 2:

Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y
Postal: 02476 Type:

PREVIOUS OWNER
Owner 1: WALKER SHARON M -
Owner 2: -

Street 1: 18 MOULTON RD UNIT 1
Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y
Postal: 02476

NARRATIVE DESCRIPTION
This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1927, having primarily Aluminum Exterior and 1005 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7640										G6		1.				

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
102	0.000	499,100			499,100	
Total Card	0.000	499,100			499,100	Entered Lot Size
Total Parcel	0.000	499,100			499,100	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	496.62	/Parcel: 496.62	Land Unit Type:

User Acct	261143
GIS Ref	
GIS Ref	
Insp Date	
11/18/18	

USER DEFINED	Prior Id # 1: 82403
PRINT	Date Time
	12/30/21 20:02:10
LAST REV	Date Time
	12/06/21 11:12:07
	mmcmakin
	15024
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT		Parcel ID		PAT ACCT.						
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	499,100	0	.	.	499,100		Year end	12/23/2021
2021	102	FV	485,000	0	.	.	485,000		Year End Roll	12/10/2020
2020	102	FV	478,000	0	.	.	478,000	478,000	Year End Roll	12/18/2019
2019	102	FV	341,400	0	.	.	341,400	341,400	Year End Roll	1/3/2019
2018	102	FV	302,100	0	.	.	302,100	302,100	Year End Roll	12/20/2017
2017	102	FV	275,500	0	.	.	275,500	275,500	Year End Roll	1/3/2017
2016	102	FV	275,500	0	.	.	275,500	275,500	Year End	1/4/2016
2015	102	FV	254,600	0	.	.	254,600	254,600	Year End Roll	12/11/2014

SALES INFORMATION		TAX DISTRICT		ACTIVITY INFORMATION									
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	Date	Result	By	Name
WALKER SHARON M	163-160	2	11/19/2021	Convenience		1	No	No					
PROTOZANOVA EKA	153-40	2	12/19/2018		525,000	No	No						
AMILCAR ELDENE	102-5		10/31/2007		303,500	No	No						
AMILCAR ELDENE	32-88		12/8/2004	Family		No	No		MASTER DEED				

BUILDING PERMITS												
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
10/29/2021	1674	Redo Bat	24,688	C								
3/30/2021	388	Redo Bas	51,335	O								
9/26/2017	1254	New Wind	9,000	C								
9/28/2012	1243	Manual	5,000	C								

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH									
Type: 99 - Condo Conv				Full Bath: 1	Rating: Very Good																
Sty Ht: 1 - 1 Story				A Bath:	Rating:																
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																
Foundation: 1 - Concrete				A 3QBth:	Rating:																
Frame: 1 - Wood				1/2 Bath:	Rating:																
Prime Wall: 3 - Aluminum				A HBth:	Rating:																
Sec Wall:	%			OthrFix:	Rating:																
Roof Struct: 1 - Gable				OTHER FEATURES																	
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good			1st Res Grid	Desc: Line 1	# Units: 1											
Color: GRAY				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O												
View / Desir:				Frpl:	Rating:			Other													
GENERAL INFORMATION				WSFlue:	Rating:			Upper													
				CONDOS INFORMATION				Lvl 2													
								Lvl 1													
								Lower													
								Totals	RMS: 6	BRs: 2	Baths: 1	HB									
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN									
				Phys Cond: VG - Very Good	4.6 %	Exterior:	No Unit	RMS	BRs	FL											
				Functional:	%	Interior:	1	6	2												
				Economic:	%	Additions:															
				Special:	%	Kitchen:															
				Override:	%	Baths:															
				Total:	4.6 %	Plumbing:															
						Electric:															
						Heating:															
						General: 2004															
						Totals				1	6	2									
CALC SUMMARY				COMPARABLE SALES				SUB AREA				SUB AREA DETAIL									
				Basic \$ / SQ: 305.00	Rate	Parcel ID	Typ	Date	Sale Price	Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten	
				Size Adj.: 1.35000002						GLA	Gross Liv Ar	1,005	407.590	409,630							
				Const Adj.: 0.98990101																	
				Adj \$ / SQ: 407.592																	
				Other Features: 66000																	
				Grade Factor: 1.00																	
				NBHD Inf: 1.10000002																	
				NBHD Mod:																	
				LUC Factor: 1.00																	
				Adj Total: 523193																	
				Depreciation: 24067																	
				Deprecated Total: 499126																	
MOBILE HOME				WtAv\$/SQ:	AvRate:	Ind.Val															
				Juris. Factor: 1.00																	
				Special Features: 0																	
				Final Total: 499100																	
				Val/Su SzAd: 496.62																	
SPEC FEATURES/YARD ITEMS				PARCEL ID				127.A-0005-0018.1				IMAGE				AssessPro Patriot Properties, Inc					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value			
More: N				Total Yard Items:				Total Special Features:				Total:									